



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Community Redevelopment Agency

Monday, March 23, 2026

3:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Community Redevelopment Agency:

CALL TO ORDER

ROLL CALL

COURTESY OF THE FLOOR TO VISITORS

APPROVAL OF MINUTES

- A.
- February 23, 2026 Regular Meeting Minutes

DOWNTOWN CAPE

OLD BUSINESS

NEW BUSINESS

- A. Accept/Reject the FY2025 Jacksonville Beach Community Redevelopment Agency Financial Statements and Independent Auditor's Report
- B. Authorize Community Redevelopment Board Member to represent the CRA on the Selection Committee for the Parking Lot Public Private Partnership
- C. Approve the Reappointment of the Following Board Members to the Public Art Advisory Committee, to Serve Four Year Terms, Beginning April 2026 and Ending April 2030
- Chad Labenz
 - Terry Deloach
 - Trey Phillips
 - Bob Angelieri

ITEMS FOR DISCUSSION

- A. CRA Fiscal Year 2025 Annual Report

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: City Manager; City Attorney

**Minutes of the Community Redevelopment Agency Workshop
held Monday, February 23, 2026 at 3:00 PM
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

This meeting was called to order at 3:00 PM.

ROLL CALL:

Chairman: Gerhard Paetau
Board Members: Meghan Edwards Thad Moseley (absent)
Kevin Myers Ron Whittington
Alternates: Sydney Talcott Marcus Kampfe (absent)
Also present: CRA Coordinator Taylor Mobbs, Planning and Development Director
Heather Ireland, and Deputy City Clerk Jodilynn Byrd.

APPROVAL OF MINUTES:

- Community Redevelopment Agency Minutes on January 26, 2026
- Community Redevelopment Agency Minutes on January 21, 2026

Chair Paetau noted a correction to the January 26, 2026 minutes to reflect the meeting as a regular meeting rather than a workshop.

Motion: It was moved by Ms. Talcott and seconded by Mr. Myers to approve the January 26, 2026, Community Redevelopment Agency meeting minutes.

In a voice vote, the motion passed unanimously.

Motion: It was moved by Ms. Talcott and seconded by Mr. Myers to approve the January 21, 2026, Community Redevelopment Agency Joint Workshop meeting minutes.

In a voice vote, the motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

A. Approve/Disapprove an Agreement with the following artists for the following dumpster locations:

- Michael Kulik (Atlantic Beach) for 10th Avenue South
- Josh Phares (Jacksonville Beach) for 9th Avenue South
- Deborah Mckinney (Jacksonville Beach) for 9th Avenue South Endzone
- Natalie Pearson (Neptune Beach) for 8th Avenue South Endzone
- Beth Haizlip (Jacksonville Beach) for 7th Avenue South
- Russell Wilson (Jacksonville Beach) for 6th Avenue South

Ms. Mobbs presented the Public Art Advisory Committee's recommendation to select six artists for the dumpster enclosure mural program. She explained approximately eighteen local artists submitted proposals, which were reviewed and scored during a public meeting of the Public Art

Advisory Committee.

Ms. Mobbs stated staff evaluated each enclosure location, considering size, wall visibility from roadways, number of doors, and door placement, and then matched mural concepts to the enclosure configurations best suited for each design.

Discussion ensued about designs and configurations.

Motion: It was moved by Mr. Whittington and seconded by Ms. Edwards to approve the artist agreements for dumpster murals.

In a roll call vote, the motion passed unanimously.

ITEMS FOR DISCUSSION:

A. Urban Trails

Ms. Mobbs stated City Council confirmed the CRA may explore select Urban Trail segments meeting statutory requirements and redevelopment objectives. Following internal review, staff identified the South Beach Parkway segment as the most feasible option this fiscal year, as it would connect the future passive park to the Jacksonville Drive trail and the CRA-funded park and playground. She stated a cost proposal was requested under the continuing services contract and staff anticipated returning in March for potential approval.

Ms. Mobbs stated the South Beach Parkway segment would provide safe transit from the school to Osceola Avenue and Jacksonville Drive, connecting key portions of the trail system. She added staff would coordinate with the Communications Department to ensure residents were informed in advance of any construction activity.

COURTESY OF THE FLOOR TO VISITORS:

The following spoke about Latham Plaza redesign:

- Kurtis Loftis, Oakfield Court, Jacksonville

Ms. Mobbs stated outreach to event organizers remained pending confirmation of permitting timelines. She acknowledged existing event schedules and stated staff intended to minimize disruption, with individual outreach planned once a timeline was confirmed.

Prior to adjournment, Chair Paetau referenced damaged pavers along First Street near a dumpster enclosure and expressed concern regarding temporary safety conditions, noting two cones positioned in the northbound drive aisle could pose a hazard to motorists. Ms. Mobbs stated Public Works was aware of the issue, had inspected the site, and was evaluating repair options, acknowledging roadway paver repairs present challenges and further updates would be provided as information became available.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 3:45 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

DRAFT



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Ashlie Gossett, Chief Financial Officer
DATE:	01/12/2026
SUBJECT:	FY2025 Jacksonville Beach Community Redevelopment Agency Financial Statements and Independent Auditor's Report

BACKGROUND

State statutes require a separate independent audit of tax increment fund districts in addition to the independent audit requirements for the City. Because the CRA is a dependent special district of the City, its financial information will continue to be presented within the City's Annual Comprehensive Financial Report in addition to producing its own financial statements.

The CRA received an unmodified opinion, which is the highest level of assurance that can be attained during an independent audit.

FINANCIAL IMPACT

For informational purposes only.

REQUESTED ACTION

Accept the FY2025 Jacksonville Beach Community Redevelopment Agency Financial Statements and Independent Auditor's Report

ATTACHMENTS

1. FY2025 CRA Financial Statements and Audit Report

2025

Jacksonville Beach

Community Redevelopment Agency

Financial Statements and

Independent Auditor's Report

September 30, 2025

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR’S REPORT**

**JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)**

SEPTEMBER 30, 2025

TABLE OF CONTENTS

Independent Auditor’s Report	1-3
Management’s Discussion and Analysis	4-8
Financial Statements	
Government-Wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet.....	11
Statement of Revenues, Expenditures, and Changes in Fund Balance	12
Notes to Financial Statements.....	13-18
Required Supplementary Information	
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual (Budgetary Basis) – Downtown Redevelopment District	19
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual (Budgetary Basis) – Southend Redevelopment District.....	20
Note to Required Supplementary Information	21
Other Reports	
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	22-23
Independent Accountant’s Report on Compliance with Section 218.415, Florida Statutes.....	24
Independent Accountant’s Report on Compliance with Section 163.387 (6) and (7), Florida Statutes	25
Management Letter	26-29

INDEPENDENT AUDITOR'S REPORT

To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Jacksonville Beach Community Redevelopment Agency (the Agency), a component unit of the City of Jacksonville Beach, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any known information that may raise substantial doubt shortly thereafter.

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To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with

To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

INDEPENDENT AUDITOR'S REPORT

management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 12, 2026, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Purvis Gray

February 12, 2026
Tallahassee, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Management's Discussion and Analysis (the MD&A) of the Jacksonville Beach Community Redevelopment Agency (the Agency) is intended to provide an overview of the Agency's financial position and results of operations for the fiscal year ended September 30, 2025. The MD&A should be read in conjunction with the Agency's financial statements, including the accompanying notes, to enhance the understanding of the Agency's financial performance.

Financial Highlights

- At September 30, 2025, restricted net position of \$40,737,349 is unspent tax increment financing revenues restricted for upcoming redevelopment projects.
- Fund balance decreased in the current year by \$3,904,002. Substantially all of this decrease is attributable to expenditures in excess of tax increment revenues due to the timing of the Agency's planned capital projects.
- \$2,898,860 in Southend Redevelopment District tax increment revenues was returned to the taxing authorities as part of the year-end fund balance appropriation.

Overview of the Financial Statements

This MD&A is intended to serve as an introduction to the Agency's basic financial statements, which have the following components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements, and 4) required supplementary information. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances in a manner similar to a private-sector business.

The statement of net position presents information on all of the Agency's assets and liabilities with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net position changed during each fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements listed above distinguish functions of the Agency that are principally supported by ad-valorem taxes and intergovernmental revenues from other functions that are intended to recover all or a significant portion of their cost through user fees and charges. The governmental activities in the Agency are community redevelopment and public safety.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The government-wide financial statements include only the financial activities of the Agency. However, the Agency is considered a blended component unit of the City of Jacksonville Beach, Florida (the City), and as such, the financial information of the Agency is included in the City's Annual Comprehensive Financial Report in each fiscal year.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources, available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate the comparison between governmental funds and governmental activities when required.

Key elements of the reconciliation of these two statements are that the government-wide statement of activities reports the issuance of debt as a liability, the purchases of capital assets as assets which are then charged to expense over their useful lives (depreciated), and changes in long-term liabilities as adjustments of expenses. Conversely, the governmental funds statements report the issuance of debt as another financing source of funds, the repayment of debt as an expenditure, the purchase of capital assets as an expenditure, and do not reflect changes in long-term liabilities.

The Agency maintains two governmental funds. Information is presented separately for the Downtown and Southend Redevelopment Districts in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balance. In the City's Annual Comprehensive Financial Report, these two funds are referred to as the Downtown and Southend Redevelopment Trust funds.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential for a full understanding of the information provided in the government-wide and fund financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-Wide Financial Analysis

The following table summarizes the statement of net position for the current and prior year:

SUMMARY SCHEDULE OF NET POSITION

	2025	2024
Current Assets	\$ 46,265,358	\$ 48,784,243
Capital Assets, Net	<u>7,250,921</u>	<u>7,250,921</u>
Total Assets	<u>53,516,279</u>	<u>56,035,164</u>
Current Liabilities	<u>5,528,009</u>	<u>4,142,891</u>
Total Liabilities	<u>5,528,009</u>	<u>4,142,891</u>
Net Position		
Investment in Capital Assets	7,250,921	7,250,921
Restricted for Redevelopment Projects	<u>40,737,349</u>	<u>44,641,352</u>
Total Net Position	<u>\$ 47,988,270</u>	<u>\$ 51,892,273</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. Governmental activities decreased the Agency's net position by \$3,904,003 for the year ended September 30, 2025. This decrease is entirely attributable to the timing of large capital projects such as the Downtown infrastructure improvements from 4th to 11th Ave South (Projects 4 & 5).

The following table summarizes the changes in net position for the current and prior year:

SUMMARY OF CHANGES IN NET POSITION

	2025	2024
General Revenues:		
Tax Increment Financing	\$ 14,074,033	\$ 12,503,318
Investment and Other Income	<u>2,204,983</u>	<u>3,310,828</u>
Total Revenues	<u>16,279,016</u>	<u>15,814,146</u>
Expenses:		
Community Redevelopment	18,007,567	12,775,784
Public Safety	1,625,652	1,710,488
Roads and Streets	<u>549,800</u>	<u>-</u>
Total Expenses	<u>20,183,019</u>	<u>14,486,272</u>
Change in Net Position	(3,904,003)	1,327,874
Net Position, Beginning of Year	<u>51,892,273</u>	<u>50,564,399</u>
Net Position, End of Year	<u>\$ 47,988,270</u>	<u>\$ 51,892,273</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS

Community redevelopment expenses increased by \$5,231,783, largely due to the timing of capital projects.

Governmental Funds

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirement. In particular, fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

The Agency maintains two Redevelopment trust funds, one for the Downtown District and another for the Southend District. At the end of the current year, a fund balance of \$40,737,349 was both restricted and appropriated to ongoing and future redevelopment projects.

The Agency is required to adopt an annual budget for the two funds prepared on a basis consistent with accounting principles generally accepted in the United States of America.

Capital Assets

The Agency's investment in capital assets as of September 30, 2025, is \$7,250,921, which is strictly land held for future development projects. When the remaining development projects are completed, the land and resulting improvements will become property of the City.

Budgetary Highlights

The Agency's governing board, the CRA, is authorized to transfer budget amounts. Revisions that alter the total expenditure must be approved by both the CRA and City Council. Legal level of control is maintained at the fund level. The difference between the original budget and the final amended amount was a net increase of \$27,448,620 for capital projects and a net increase of \$892,804 for other expenditures.

Actual revenues were higher than the final budgeted revenues by \$1,986,160, largely due to interest income on investments. Actual expenditures were under budget by \$21,575,386 with the timing of capital project expenditures.

Economic Factors and Future Developments

Both districts have been a redevelopment success. Downtown taxable property values have grown from \$42.3 million in the 1984 base year to \$992.6 million in the most recent year and Southend taxable values have grown from \$6.5 million in the 1986 base year to \$524.4 million.

The Agency will continue to plan projects and infrastructure improvements that align with its redevelopment priorities for each district. Additionally, the City and Agency will continue to partner to encourage private sector development in the designated Downtown area.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Key FY2026 projects in the Downtown District are as follows:

- Complete dune walkover renovations.
- Complete the design and implementation of *Downtown Action Plan* items including public art, Latham Plaza master plan, pier parking lot, wayfinding signage, and lighting.

Key FY2026 projects in the Southend District are as follows:

- Design south stormwater basin improvements including channel stabilization, pipe cleaning/rehabilitation, and downstream silt removal (Phase 5).
- Continue construction of connectivity corridors.
- Construct passive park along South Beach Parkway at the intersection of Jacksonville Drive.

Requests for Information

This financial report is designed to provide users with a general overview of the Agency's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Department, 11 North Third Street, Jacksonville Beach, Florida 32250.

Additional information can also be found on the City and Agency's website at www.jacksonvillebeach.org.

FINANCIAL STATEMENTS

STATEMENT OF NET POSITION
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

Assets

Equity in Pooled Cash and Investments	\$ 46,265,358
Capital Assets	<u>7,250,921</u>

Total Assets	<u><u>53,516,279</u></u>
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Liabilities

Accounts Payable	1,420,288
Other Accrued Liabilities	1,208,861
Due to Other Governments	<u>2,898,860</u>

Total Liabilities	<u>5,528,009</u>
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Net Position

Investment in Capital Assets	7,250,921
Restricted for Redevelopment Projects	<u>40,737,349</u>

Total Net Position	<u><u>\$ 47,988,270</u></u>
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See accompanying notes.

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

	Expenses	Net Revenue (Expense) and Changes in Net Position
Functions		Total Governmental Activities
Governmental Activities:		
Community Redevelopment	\$ 2,004,282	\$ (2,004,282)
Public Safety	1,345,838	(1,345,838)
Roads and Streets	549,800	(549,800)
Capital Improvements Contributed to Primary Government	16,283,099	(16,283,099)
Total Governmental Activities	20,183,019	(20,183,019)
General Revenues:		
Tax Increment Financing		14,074,033
Investment and Other Income		2,204,983
Total General Revenues		16,279,016
Change in Net Position		(3,904,003)
Net Position, Beginning of Year		51,892,273
Net Position, End of Year		\$ 47,988,270

See accompanying notes.

**BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)**

	Downtown Redevelopment District	Southend Redevelopment District	Total Governmental Funds
Assets			
Equity in Pooled Cash and Investments	\$ 28,046,120	\$ 18,219,238	\$ 46,265,358
Total Assets	28,046,120	18,219,238	46,265,358
 Liabilities, Deferred Inflows of Resources, and Fund Balance			
Liabilities			
Accounts Payable	1,388,891	31,397	1,420,288
Other Accrued Liabilities	1,122,885	85,976	1,208,861
Due to Other Governmental Units	-	2,898,860	2,898,860
Total Liabilities	2,511,776	3,016,233	5,528,009
Fund Balance			
Restricted for Redevelopment Projects	25,534,344	15,203,005	40,737,349
Total Fund Balance	25,534,344	15,203,005	40,737,349
 Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 28,046,120	\$ 18,219,238	\$ 46,265,358
 <u>Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position</u>			
Total Fund Balance - Governmental Funds			\$ 40,737,349
Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.			7,250,921
Net Position of Governmental Activities			\$ 47,988,270

See accompanying notes.

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

	<u>Downtown Redevelopment District</u>	<u>Southend Redevelopment District</u>	<u>Total Governmental Funds</u>
Revenues			
Tax Increment Financing	\$ 10,853,077	\$ 3,220,956	\$ 14,074,033
Investment and Other Income	1,431,516	773,468	2,204,984
Total Revenues	<u>12,284,593</u>	<u>3,994,424</u>	<u>16,279,017</u>
Expenditures			
Community Redevelopment:			
Personnel Services	273,974	122,925	396,899
Operating Expenses	1,270,913	336,470	1,607,383
Public Safety:			
Personnel Services	1,146,803	-	1,146,803
Operating Expenses	199,035	-	199,035
Roads and Streets:			
Operating Expenses	-	549,800	549,800
Capital Outlay	14,690,260	1,592,839	16,283,099
(Total Expenditures)	<u>(17,580,985)</u>	<u>(2,602,034)</u>	<u>(20,183,019)</u>
Net Change in Fund Balance	(5,296,392)	1,392,390	(3,904,002)
Fund Balance, Beginning of Year	<u>30,830,736</u>	<u>13,810,615</u>	<u>44,641,351</u>
Fund Balance, End of Year	<u>\$ 25,534,344</u>	<u>\$ 15,203,005</u>	<u>\$ 40,737,349</u>

Reconciliation of the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities

Net Change in Fund Balance	\$ (3,904,002)
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Certain revenues were deferred on the balance sheet in the prior year and recognized in fund-level income in the current year because they were not measurable and available at prior year-end, but were not reflected in the current year statement of activities.

(1)

Change in Net Position of Governmental Activities	<u>\$ (3,904,003)</u>
--	-----------------------

See accompanying notes.

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

Note 1 - Summary of Significant Accounting Policies

Financial Reporting Entity

In March 1978, the five-member Jacksonville Beach Community Redevelopment Agency (the Agency) was established by the City of Jacksonville Beach, Florida (the City), by Ordinance No. 6950 as a public body organized pursuant to Part III of Chapter 163 of the Florida Statutes. The Agency's stated purpose is to intervene in the decline of the economic and physical character of the redevelopment area and transformation of the existing conditions into a functional and vibrant urban center. The governing body of the Agency is appointed by the City Council. There are two redevelopment trust funds established by the Agency, the Downtown Redevelopment District and the Southend Redevelopment District.

The Downtown Redevelopment District was established in 1984 with the original redevelopment plan being established in 1987. The plan was amended in 2007 to incorporate the Downtown Vision Plan, and in 2014 to create a Downtown Community Assisted Policing Effort (CAPE), in an effort to make downtown a safer and more inviting area. The most recent amendment to the downtown plan came via the adoption of the 2015 Downtown Action Plan, a collection of projects and programs to address community redevelopment concerns in the areas of public spaces, transportation, public safety, and overall quality of life in the downtown community redevelopment district. The redevelopment plan is set to expire in January of 2047.

In November 1985, the Southend Redevelopment District was designated for redevelopment. A plan for the redevelopment of the area was adopted and a tax increment trust fund was established in 1987. The redevelopment plan is set to expire in June of 2047.

The Agency is a blended component unit of the City. The Agency is treated as a blended component unit and included as part of the primary government for financial reporting purposes because the Agency provides its services entirely to the City. All assets constructed by the Agency on City-owned land automatically become assets of the City upon completion, and all assets constructed by the Agency on Agency-owned land, along with the underlying land, are deeded to the City upon completion. The Agency is presented in the financial statements of the City as a special revenue fund.

The following is a summary of the significant accounting policies applicable to the Agency:

The accounting policies of the Agency conform to accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the standard setting body for governmental accounting and financial reporting.

Government-Wide and Fund Financial Statements

The government-wide financial statements report information on all the governmental activities of the Agency. The government-wide focus is more on the sustainability of the Agency as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements focus on short-term results of operations and financing decisions at a specific fund level. Governmental activities are normally supported by taxes and intergovernmental revenues.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

The statement of activities demonstrates the degree to which the direct expenses of a given functional category are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific functional category. Program revenues include operating and capital grants and contributions. In 2025, the Agency did not have any program revenues. Taxes and other items not included as program revenues are reported as general revenues.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The basic financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Tax increment financing from property taxes are recognized as revenue in the year when levied for. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources are generally included on their balance sheet. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

Their operating statements present sources (revenues and other financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 30 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recognized when due.

Tax increment financing revenue, when levied for and interest associated with the current fiscal period, are both considered to be measurable and have been recognized as revenues of the current fiscal year, if available.

Per Florida Statutes, Section 163.387, resources deposited into a redevelopment trust fund are restricted for community redevelopment activities pursuant to the approved redevelopment plan.

The Agency reports two special revenue funds which are considered major governmental funds. These funds are used to account for all financial resources received by the Agency. The Agency does not have any non-major funds.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

Assets, Liabilities, and Net Position

Equity in Pooled Cash and Investments: The Agency participates in the City's pooled cash and investment portfolio. Investment earnings are distributed monthly to the participating funds' relative percentage of investments.

Capital Assets: Capital assets include land titled to the Agency. The Agency pays for certain infrastructure improvements (roads, sidewalks, bridges, and other utility infrastructure) within the designated redevelopment area; however, these improvements are considered to be property of the City and, therefore, are included as capital assets in the City's government-wide financial statements.

Capital assets titled to the Agency are reported in governmental activities in the government-wide financial statements. The Agency utilizes the City's capitalization policy and capitalizes assets with a cost in excess of \$5,000 and an estimated life greater than one year. Capital assets are recorded at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized but are expensed as incurred.

Nature and Purpose of Fund Balance: Per Florida Statutes, Section 163.387, unspent tax increment financing revenues are restricted for future redevelopment projects pursuant to the approved community redevelopment plan and are reported as restricted fund balance in the financial statements. There are no other classifications of fund balance.

Compensation Costs: The Agency has no employees of its own. Instead, the Agency reimburses the City for the portion of salaries and benefits attributable to Agency activities based on the estimated time spent on those activities as projected during the annual budget process. Any long-term payroll and benefit liabilities such as compensated absences, other postemployment benefits, or pension liabilities are reported on the City's financial statements.

Net Position: The government-wide statements utilize a net position presentation. Net investment in capital assets is that portion of net position that relates to the Agency's capital assets reduced by accumulated depreciation. Restricted net position are unspent tax increment financing revenues that are restricted for future redevelopment projects.

Use of Estimates: The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 2 - Deposits and Investments

At year-end, the Agency's share of the City's pooled cash and investment balances was \$46,265,358. The City's bank deposits are held in qualified depositories pursuant to Chapter 280, Florida Statutes, *Florida Security for Public Deposits Act* (the Act). Under the Act, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

balance of all public deposits times the depository's collateral pledging level. The collateral pledging level may range from 25% to 200% depending upon the depository's financial condition and the length of time that the depository has been established. All collateral must be deposited with an approved financial institution. The Public Depository Security Trust Funds have a procedure to allocate and recover losses in the event of default or insolvency. The Agency's bank balances were insured either by the Federal Deposit Insurance Corporation or collateralized in the bank's participation in the Act.

Authorized Investments

The Agency does not have a separate deposit and investment policy and it follows the deposit and investment policies of the City.

Florida Statute 218.415 authorizes the City to invest in the state pools and in obligations of the United States Treasury and agencies. The City has adopted an investment policy for operating funds pursuant to state statutes that allows the City to contract for investment and related services, establish internal controls, and specifies the types of investments that may be purchased. Key objectives of the policy are as follows:

- Safety of principal is the foremost objective of the investment program.
- Provide sufficient liquidity to allow for quick conversion of investments to cash easily and rapidly without loss of principal to meet operating, payroll, and capital requirements.
- The investment portfolio shall be designed with the objective of attaining a market rate of return through budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs.
- Investments held should be diversified to the extent practicable to control the risk of loss resulting from overconcentration of assets in a specific maturity, issuer, instrument, dealer, or bank through which financial instruments are bought and sold.

The policy also lists permitted types of investments, limitations as to amounts invested in each type, the amount invested with each issuer, the length of investment maturities, and other statutory or contractual restrictions for each type of investment. The investment in any derivative products or the use of reverse repurchase agreements is not permitted by this investment policy.

Risk Disclosure

The City's investment policy does not address its exposure to interest rate changes, custodial credit risk, or quality credit risk. The following items discuss the City's operating funds' and pension funds' exposure to various risks in primarily the fixed rate portions of their investment portfolios:

- **Interest Rate Risk**—the City's fixed rate investments are intended to be held until the funds are needed, at maturity.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

- **Custodial Credit Risk**—for an investment, custodial credit risk is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City generally utilizes third-party custodians to help manage custodial credit risk.
- **Concentration of Credit Risk**—the investment policy for the operating funds of the City define what percentage of the total investment portfolio may be invested in each type of investment vehicle. The City’s policy states that these percentages may be further restricted based on market conditions, risk, and diversification investment strategies.

More detailed information on the City’s investment portfolio can be obtained from the City’s Annual Comprehensive Financial Report, which can be found on the City’s website at www.jacksonvillebeach.org.

Note 3 - Capital Assets

Capital asset activity for the year ended September 30, 2025, follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Capital Assets Not Being Depreciated:				
Land	\$ 7,250,921	\$ -	\$ -	\$ 7,250,921

Note 4 - Tax Increment Financing Revenue

The Agency is primarily funded through tax-increment financing revenue. This revenue is computed by applying the operating tax for the City and the City of Jacksonville multiplied by the increased value of property in the Agency over the base property value minus 5%. The City and the City of Jacksonville are required to fund this amount annually without regard to tax collections or other obligations.

In accordance with Section, 163.387(7), Florida Statutes, at the end of each fiscal year, any funds remaining in the Tax Increment Trust Fund must be either appropriated to specific projects, used to reduce debt, or returned to the taxing authorities. The Southend District projected to end the fiscal year with a fund balance of \$18,103,224. Of that total, \$15,204,364 was appropriated to projects already underway or which were expected to start in the near-term. Because there is no outstanding debt in the Southend District, the remaining \$2,898,860 is being returned to taxing authorities—the City of Jacksonville Beach (\$963,329) and the City of Jacksonville (\$1,935,531). These amounts are included in Due to Other Governments on the Agency’s Balance Sheet and Statement of Net Position.

Note 5 - Construction Commitments

As of September 30, 2025, the Agency had the following construction commitments related to significant unfinished capital projects:

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

Project	Expended as of September 30, 2025	Remaining Commitment
Downtown District:		
Central and South Basin Pump Station Impr	\$ -	\$ 1,624,949
DT Water/Sewer, Roadway, & Drainage Improvements	21,382,246	8,017,950
Dune Walkover Replacements	-	1,092,517
Southend District:		
America Ave Drainage Impr	1,535,570	144,610
Central and South Basin Pump Station Impr	-	994,780
Total	\$ 22,917,816	\$ 11,874,806

Note 6 - Risk Management

The Agency is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors, omissions, and natural disasters. The Agency is covered by the City's insurance plans. The City purchases commercial insurance against losses for the following types of risk:

- Real and Personal Property Damage, Including Flood Damage
- General Liability
- Automobile Liability
- Commercial Crime
- Police Professional Liability
- Workers Compensation
- Health Insurance
- Pension Fiduciary
- Public Official
- Cyber Liability

REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)
DOWNTOWN REDEVELOPMENT DISTRICT**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Tax Increment Financing	\$ 10,904,018	\$ 10,904,018	\$ 10,853,077	\$ (50,941)
Investment and Other Income	100,000	100,000	1,431,516	1,331,516
Total Revenues	<u>11,004,018</u>	<u>11,004,018</u>	<u>12,284,593</u>	<u>1,280,575</u>
Expenditures				
Community Redevelopment:				
Personnel Services	325,602	325,602	273,974	51,628
Operating Expenses	1,231,720	1,571,053	1,270,913	300,140
Total Community Redevelopment	<u>1,557,322</u>	<u>1,896,655</u>	<u>1,544,887</u>	<u>351,768</u>
Police:				
Personnel Services	1,245,731	1,245,731	1,146,803	98,928
Operating Expenses	269,587	213,408	199,035	14,373
Total Police	<u>1,515,318</u>	<u>1,459,139</u>	<u>1,345,838</u>	<u>113,301</u>
Capital Outlay	<u>7,921,968</u>	<u>32,299,309</u>	<u>14,690,260</u>	<u>17,609,049</u>
(Total Expenditures)	<u>(10,994,608)</u>	<u>(35,655,103)</u>	<u>(17,580,985)</u>	<u>18,074,118</u>
Net Change in Fund Balance	<u>\$ 9,410</u>	<u>\$ (24,651,085)</u>	<u>\$ (5,296,392)</u>	<u>\$ 19,354,693</u>

See note to required supplementary information.

REQUIRED SUPPLEMENTARY INFORMATION

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)
SOUTHEND REDEVELOPMENT DISTRICT**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Tax Increment Financing	\$ 3,218,639	\$ 3,218,639	\$ 3,220,956	\$ 2,317
Investment and Other Income	70,200	70,200	773,468	703,268
Total Revenues	<u>3,288,839</u>	<u>3,288,839</u>	<u>3,994,424</u>	<u>705,585</u>
Expenditures				
Community Redevelopment:				
Personnel Services	127,372	127,372	122,925	4,447
Operating Expenses	395,001	399,871	336,470	63,401
Roads and Streets:				
Operating Expenses	-	604,780	549,800	54,980
Capital Outlay	1,900,000	4,971,279	1,592,839	3,378,440
(Total Expenditures)	<u>(2,422,373)</u>	<u>(6,103,302)</u>	<u>(2,602,034)</u>	<u>3,501,268</u>
Net Change in Fund Balance	<u>\$ 866,466</u>	<u>\$ (2,814,463)</u>	<u>\$ 1,392,390</u>	<u>\$ 4,206,853</u>

See note to required supplementary information.

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2025
JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

Note 1 - Budgetary Procedures and Budgetary Accounting

The Jacksonville Beach Community Redevelopment Agency (the Agency) adheres to the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

Prior to September 30, the Agency Administrator submits, to the Community Redevelopment Agency, a proposed operating budget for the Trust Fund for the fiscal year commencing October 1. The operating budget includes proposed expenditures and the means of financing them.

The Agency budget is also included in the City's budget and is presented to the City Council for ratification prior to September 30.

Agency management is authorized to transfer budget amounts. Revisions that alter the total expenditures must be approved by the Community Redevelopment Agency. Legal level of budgetary control is maintained at the fund level. Budget amendments totaling \$24,660,496 in the Downtown Redevelopment District and \$3,680,929 in the Southend Redevelopment District were related to ongoing construction projects.

OTHER REPORTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Jacksonville Beach Community Redevelopment Agency (the Agency), a component unit of the City of Jacksonville Beach, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated February 12, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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To the Community Jacksonville Beach Redevelopment Agency
City of Jacksonville Beach, Florida

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

February 12, 2026
Tallahassee, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

We have examined the Jacksonville Beach Community Redevelopment Agency's (the Agency) compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*, as of and for the year ended September 30, 2025. Management is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, City Council members, the Agency Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

February 12, 2026
Tallahassee, Florida

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 163.387 (6) AND (7), FLORIDA STATUTES

To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

We have examined the Jacksonville Beach Community Redevelopment Agency's (the Agency) compliance with Section 163.387 (6) and (7), Florida Statutes, as of and for the year ended September 30, 2025. Management is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, City Council members, the Agency Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

February 12, 2026
Tallahassee, Florida

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MANAGEMENT LETTER

To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

Report on the Financial Statements

We have audited the financial statements of the Jacksonville Beach Community Redevelopment Agency (the Agency), a component unit of the City of Jacksonville Beach, Florida (the City), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 12, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Reports on an examination conducted in accordance with the American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated February 12, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This is disclosed in Note 1 of the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

MANAGEMENT LETTER

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the Agency. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the Agency must state as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the Agency's geographical boundaries during the fiscal year under audit. The Agency has not authorized the operation of a PACE program, and management is not aware of the operation of any such program, within its geographical boundaries.

Special District Component Unit

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the Agency reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0. As disclosed in Note 1 of the financial statements, the Agency has no employees but receives administrative, engineering, and project management support from City staff.
- b. The total number of independent contractors to whom non-employee compensation was paid in the last month of the district's fiscal year as 1.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0. As described in Note 1 of the financial statements, the Agency reimburses the City for support provided by City employees. During the fiscal year, the Agency reimbursed the City for payroll and related benefits totaling \$1,543,703 for work performed by City employees on behalf of the Agency.
- d. All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$1,032,564.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1, of the fiscal year being reported, together with the total expenditures for such project. See attached schedule in Appendix A.

To the Jacksonville Beach Community Redevelopment Agency
City of Jacksonville Beach, Florida

MANAGEMENT LETTER

- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes as \$5,411,516.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires that we communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, and the Board of Directors and management of the Agency, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

February 12, 2026
Tallahassee, Florida

APPENDIX A

Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, of the fiscal year being reported, together with the total expenditures for such projects was as follows:

District	Project Description	Budget Source	Project Budgeted Cost	Total Expenditures in Year
Downtown	Pier Parking Lot	FY25 CIP Plan, internal mod	\$ 1,037,066	\$ 1,037,066
Downtown	Latham Plaza Master Plan Phase 1	FY25 CIP Plan	\$ 2,000,000	\$ -
Downtown	Infrastructure Improvements Phase 3C: 12th Ave S culverts	FY25 CIP Plan; bid award 2425-07	\$ 4,190,501	\$ -
Downtown	Dune Walkovers (Non-ADA) Construction	Res 2026-01	\$ 1,144,511	\$ -
Downtown	Central and South Basin Pump Station Improvements	Res 2025-01	\$ 1,624,950	\$ -
Southend	Central and South Basin Pump Station Improvements	Res 2025-02	\$ 994,780	\$ -
Southend	America Ave Drainage Improvements	Res 2025-02	\$ 1,670,216	\$ 1,544,184
Southend	Street Resurfacing S. Burling Way, Isabella Blvd., Marsh Landing Parkway	Res 2025-02	\$ 604,780	\$ 549,800
Southend	Passive Park Construction	FY25 CIP Plan	\$ 900,000	\$ 21,500
Southend	Design and Construct Connectivity Corridors	FY25 CIP Plan	\$ 500,000	\$ -
Southend	South Beach Park Sidewalk & Parking on Ponce de Leon St.	FY25 CIP Plan	\$ 250,000	\$ 9,949

PURVIS GRAY

CERTIFIED PUBLIC ACCOUNTANTS

Gainesville | Ocala | Tallahassee | Sarasota | Orlando | Tampa

purvisgray.com



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Taylor Mobbs
DATE:	02/23/2026
SUBJECT:	Authorize Community Redevelopment Board Member to represent the CRA on the Selection Committee for the Parking Lot Public Private Partnership

BACKGROUND

Staff has been working toward the solicitation of proposals for the redevelopment of the parking lot adjacent to Latham Plaza through a Public-Private Partnership (P3). The project is intended to advance long-standing redevelopment objectives by activating a key site within the Downtown redevelopment district and encouraging a mixed-use project that supports economic development, enhanced public space, and improved parking resources.

Staff has finalized the RFP documents following prior discussions and feedback from the CRA and Council. In accordance with the City's procurement policies, proposals received through this process will be evaluated by a formal Selection Committee comprised of staff and designated CRA and Council representatives.

To ensure CRA representation in the evaluation process, one CRA board member will be appointed to serve on the scoring committee. This member will participate in the formal review of proposals, scoring of submissions based on the evaluation criteria outlined in the RFP, and recommendation of top-ranked proposers.

Once the RFP is issued, the procurement Cone of Silence will take effect. During this period, all communications regarding the solicitation must be directed through the City's procurement office, and members of the CRA, Council, and staff are prohibited from discussing the project with anyone. The appointed CRA representative will be expected to strictly adhere to these requirements.

FINANCIAL IMPACT

N/A

REQUESTED ACTION

Staff requests the CRA select and appoint one member to serve as the CRA representative on the P3 project Selection Committee for the Parking Lot redevelopment

ATTACHMENTS



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Taylor Mobbs
DATE:	02/25/2026
SUBJECT:	PAAC Member Reappointment

BACKGROUND

The Public Art Advisory Committee (PAAC) was established to assist the CRA in advancing public art initiatives within the redevelopment districts.

Since its formation, the current PAAC members have demonstrated a strong commitment to the program and have worked collaboratively with staff to successfully implement multiple public art projects. To date, the committee has helped facilitate and recommend the installation of twelve murals downtown, one completed sculpture, and one sculpture under contract to be completed. These projects have contributed to enhancing the visual identity of the downtown, supported local artists, and created engaging public spaces that reflect the character of Jacksonville Beach.

In addition to the projects completed, the PAAC members have consistently provided thoughtful input, professional review of submissions, and construction feedback throughout the process. Their continued participation has allowed the program to grow in a structured and organized manner while ensuring high-quality outcomes for each project.

Staff has found the current committee members to be highly engaged, collaborative, and supportive partners in implementing public art. Their willingness to dedicate time and expertise to the review process has been instrumental in the success of the program.

The current terms for PAAC members expire in April 2026. In order to maintain continuity and build upon the success of the program, staff recommends the CRA reappoint the existing members for a new four-year term.

FINANCIAL IMPACT

N/A

REQUESTED ACTION

Staff recommends the CRA approve the reappointment of

- Chad Labenz
- Terry Deloach
- Trey Phillips
- Bob Angeliari



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

for a new four-year term beginning April 2026 and ending April 2030.

ATTACHMENTS



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Taylor Mobbs
DATE:	03/01/2026
SUBJECT:	CRA Fiscal Year 2025 Annual Report

BACKGROUND

Pursuant to F.S. 163.356 (3)(c), CRAs are required to prepare and file an Annual Report describing the Agency's activities for the previous year. The statute requires this be posted no later than March 31 of each year.

The attached Fiscal Year 2025 Annual Report summarizes projects, initiatives, and activities undertaken by the CRA during the reporting period of October 1, 2024, through September 30, 2025.

The report highlights key redevelopment efforts in both districts.

This item is presented for acceptance and informational purposes.

FINANCIAL IMPACT

N/A

REQUESTED ACTION

Staff requests the Agency formally acknowledge and accept the Annual Report to be published covering the reporting period of October 1, 2024 through September 30, 2025, in compliance with Florida Statute Section 163.356(3)(c).

ATTACHMENTS

1. FY2025 Annual Report



WAVES OF TRANSFORMATION

Community Redevelopment in Motion
City of Jacksonville Beach

FISCAL YEAR 2025
CRA ANNUAL REPORT

TABLE OF CONTENTS

Guiding Progress: Insight from the CRA **2**

Purpose of the Report **3**

At the Crest: FY 2025 Highlights **4**

Shore to Shore: Southend **5**

Shore to Shore: Southend Highlights **6**

Shore to Shore to Shore: Downtown **7**

Shore to Shore: Downtown Highlights **8**

Investment Surge **9**

Façade Grant program **10**

Calm Seas: CAPE Program **11**

Coastal Canvas: Public Art & Beautification **12**

Waves on the Horizon: Looking Ahead **13**

GUIDING PROGRESS:

Insight from the CRA

The Jacksonville Beach Community Redevelopment Agency (CRA) is proud to present its FY2025 Annual Report, covering the period from October 1, 2024, through September 30, 2025. Over the past year, the CRA has continued to build upon the strong foundation established in prior years, advancing our mission to revitalize Jacksonville Beach's redevelopment districts into thriving, dynamic centers of community life. Through strategic investments, targeted redevelopment initiatives, and collaborative partnerships, we remain committed to strengthening these districts as vibrant destinations that enhance the quality of life for residents, businesses, and visitors.

Throughout FY2025, the CRA continued to focus on thoughtful revitalization efforts that support economic vitality, beautification, and placemaking. New business activity, façade improvements, public art installations, and strategic infrastructure investments have all contributed to the continued momentum within our redevelopment areas. These initiatives not only enhance the visual character of Jacksonville Beach but also support a strong local economy and a vibrant coastal community.

Looking ahead, the CRA remains focused on fostering sustainable growth and long-term revitalization within both redevelopment districts. With the continued support and collaboration of residents, business owners, artists, and public and private partners, we will continue working to create inviting public spaces, support local investment, and strengthen the unique identity of Jacksonville Beach.

This annual report highlights the progress made throughout Fiscal Year 2025 and reflects the collective efforts of many dedicated partners. It is an honor to work alongside our committed CRA Board Members, City Council, staff, and community stakeholders who share a vision for a vibrant and prosperous Jacksonville Beach. Together, we are shaping a future that reflects the creativity, energy, and opportunity that define our community.

Thank you for your continued support and partnership. We look forward to another year of meaningful progress and shared success.

Taylor Mobbs



PURPOSE OF THE REPORT

This annual report is prepared pursuant to the provisions of Florida Statutes, Chapter 163.356(3)(c) and Chapter 163.387(8).

Community Redevelopment Agency Staffing

Since 1993, the Jacksonville Beach Community Redevelopment Agency has operated under the supervision of the City's Director of Planning and Development, who also serves as the part-time CRA Administrator. Various City departments provided ancillary services to the CRA through internal service accounts, e.g., City Administration, Finance, Personnel Services, Purchasing, and Information Systems. In addition, the Jacksonville Beach Public Works Department has provided supervision and inspection services on capital improvement projects at no cost to the CRA since its inception in the late 1970's. Over time, the CRA workload has expanded to where the City can no longer provide low or no cost assistance. Therefore, in August 2014, as part of the review and approval of the Agency's 2014-2015 annual budget by the City Council, a new staffing plan was authorized, including the following:

- CRA funding to pay one-hundred (100%) percent of the CRA Coordinator's salary and benefits for the CRA.
- CRA funding to pay twenty-five (25%) percent of the Planning Director/CRA Administrator salary and benefits.
- CRA funding to pay twenty-five (25%) percent of the City Engineer's salary and benefits for work performed on Community Redevelopment.
- Redevelopment Project Engineer's position within the City's Public Works Department – Water and Sewer Administration Division to work seventy-five (75%) percent of the time on Downtown and Southend capital improvement projects.
- Provide sufficient Downtown and Southend Tax Increment District funds in the annual operating expense budgets as needed to fund costs directly related to the above City staff persons work on the two Community Redevelopment Programs.
- The CRA worked to create a job description and posting for the position of CRA coordinator, which was filled in April 2021. The intent of this position is to assist them and the Administrator in the implementation of various Downtown and Southend Plan initiatives, and to oversee the overall status of CRA funded improvements and projects in both districts.

Both districts have been a redevelopment success. Downtown taxable property values have grown from \$42.3 million in the 1984 base year to \$992.6 million in the most recent year and Southend taxable values have grown from \$6.5 million in the 1986 base year to \$542.4 million.

The Agency will continue to plan projects and infrastructure improvements that align with its redevelopment priorities for each district. Additionally, the City and Agency will continue to partner to encourage private sector development in the designated Downtown area.



AT THE CREST:

2025 Highlights



6 INCENTIVE GRANTS
AWARDED

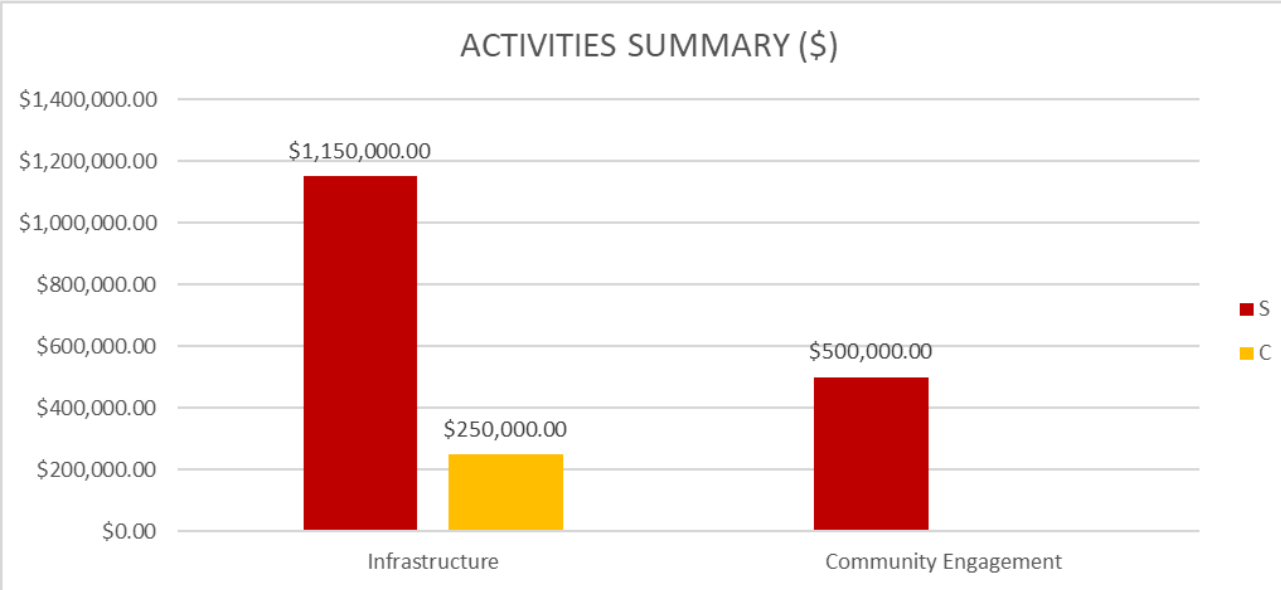
11%
INCREASE IN TAXABLE
VALUE

4 MURALS AWARDED
TO LOCAL ARTISTS

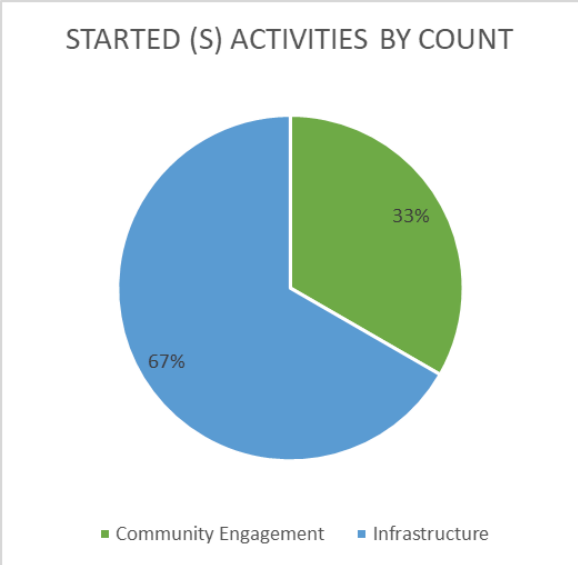
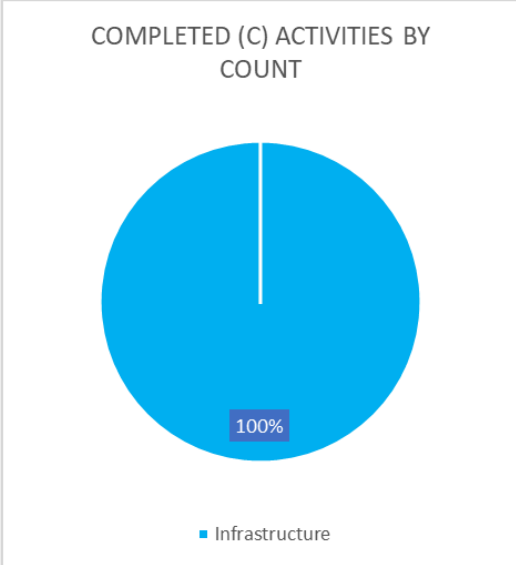
SHORE TO SHORE: Southend

Southend Focuses

- Passive Park
- South Beach Park Sidewalk
- Connectivity Corridors
- South Basin Stormwater Project



S-
C-



SHORE TO SHORE:

Southend Highlights

Southend improvements in FY2025, led by the CRA, focused on maintaining residential character, expanding recreational access, supporting commercial centers, enhancing infrastructure, and implementing public art and safety initiatives to foster a vibrant, well-maintained community.

Implement Public Art Program and Aesthetic Enhancements

- Replanted landscaping and maintained elevated standard.
- Public Art Addition Proposed in SE Plan Amendment, not implemented yet.

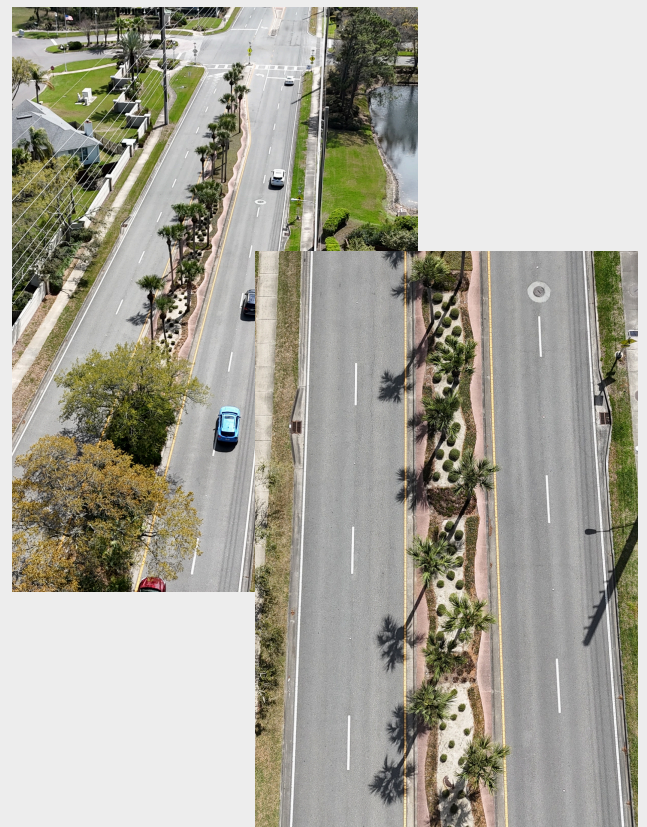
Preserving Neighborhood Character, Expanding Recreation

- Added entry to northern side of Sunshine Park.
- Upkept Sunshine Park, playground, common spaces.
- Approved new passive park.

Improve Public Safety

- Installed new cameras and upgraded existing ones to higher standards.

\$35,599,268.00
TAX BASE INCREASE



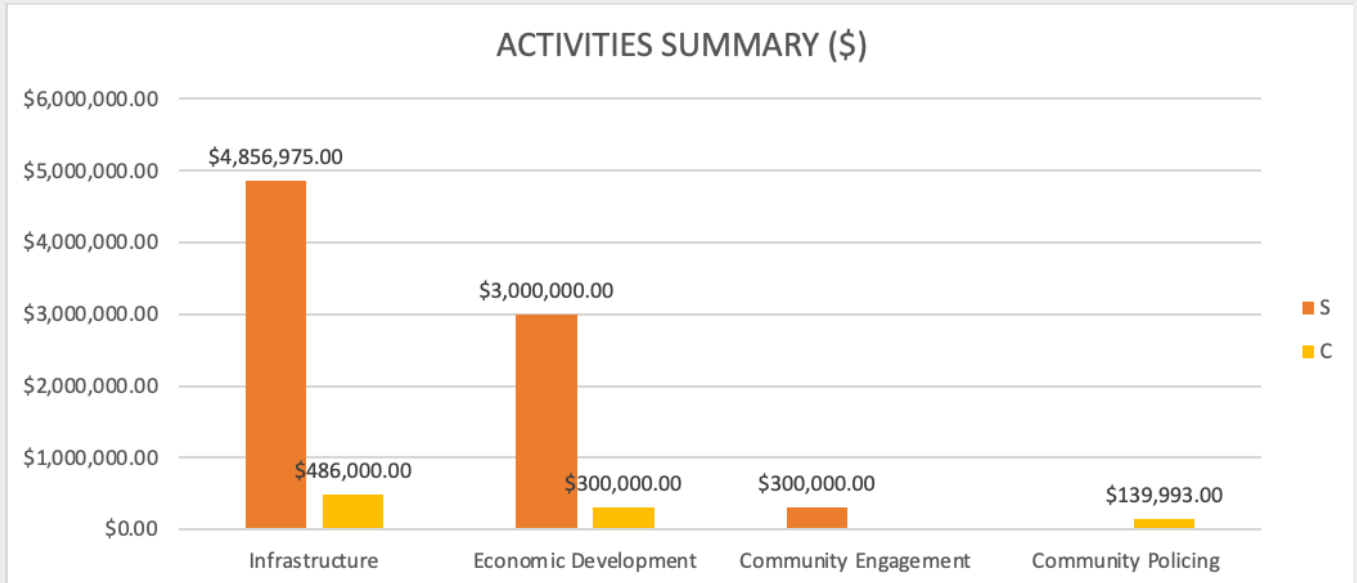
South Beach Parkway median landscaping.

Sunshine Park maintenance and facilities upkeep.

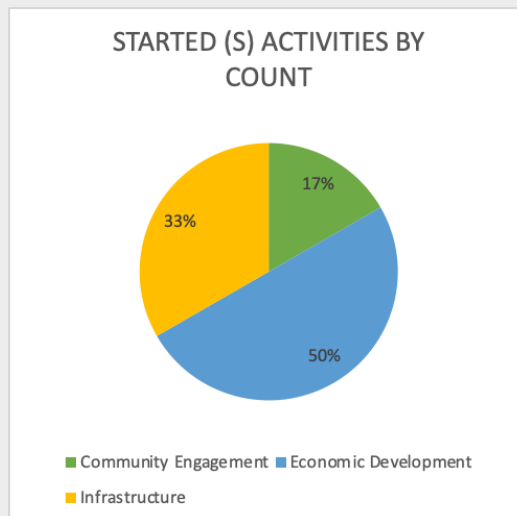
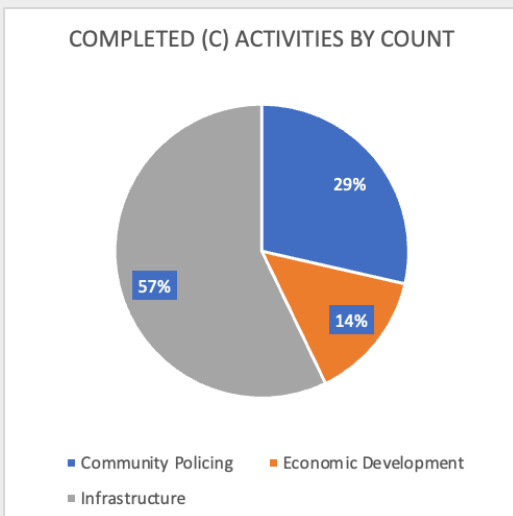
SHORE TO SHORE: Downtown

Downtown Focuses

- Public Art
- Facade Grant Program
- Planter Beds
- Landscaping and Tree Trimming
- Connectivity Corridors
- Pier Parking Lot
- Police Radio
- Police Vehicle Replacement



S-
C-



SHORE TO SHORE: Downtown Highlights

Downtown improvements in FY2025, led by the CRA, focused on partnerships, business incentives, enhanced streetscapes, and expanded open spaces to create a vibrant, walkable, year-round core.

Maintenance and Enhance Aesthetics

- All decorative bike racks, regular bike racks, trash cans, and benches maintained & new bike racks installed at the pier.
- Replanted and maintained landscaped medians in downtown district to elevated standard.

Improve Public Safety

- Completed security camera installations and maintained existing cameras.
- Elevated the Outreach Program (CPTED) by coordinating with CAPE to continue to support business.

Promoting Partnerships & Innovation

- Expanded outdoor dining program downtown.

Quality of Life Upgrades

- Finished 2 public art installations; 2 additional projects awarded.
- Maintained Latham Plaza, Oceanfront Park, and district common areas.
- Completed sidewalk repairs throughout the fiscal year.

6

**FAÇADE GRANTS
AWARDED**

\$118,805,995.00
TAX BASE INCREASE



Oaxaca Restaurant as part of the outdoor dining program expansion in our Downtown area.

INVESTMENT SURGE

Outdoor Dining Program Expansion

The CRA gave formal support via Resolution 2025-04 to expand the outdoor dining pilot program.

The expansion includes the corridors of 2nd Avenue North, 3rd Avenue North, 4th Avenue North, 5th Avenue North, and 6th Avenue North.

This expansion shows the CRA commitment to support local businesses and enhance the pedestrian experience in the downtown.



Low Speed Vehicle Parking Lot

The CRA approved moving forward with a conceptual design of a dedicated low speed vehicle parking lot on CRA owned property located within the downtown district.

This project represents a proactive step towards addressing the evolving transportation needs of Jacksonville Beach residents. The proposed lot is intended to accommodate low speed vehicles, including golfcarts and scooters, as well as provide ADA accessible parking spaces.

- Low-speed vehicles are increasingly popular for short downtown trips.
- The low-speed parking facility will reduce congestion in traditional parking areas.
- It will improve mobility and overall district functionality.

Latham Plaza FY 2025

Latham Plaza has long served as a central gathering space in the downtown.

The *Phase 1* improvements are designed to enhance functionality, aesthetics, and overall usability, transforming the space into a more welcoming and flexible environment for residents, visitors, and community events.



The finalized design for *Phase 1* focuses on

- Improving pedestrian flow
- Increasing shade and seating areas
- Enhancing landscaping
- Creating a more intentional layout that supports everyday use and programmed activities/festivals

The improvements are aimed at elevating the plaza as a true community hub, that reflects the energy and character of Jacksonville Beach.

FAÇADE GRANT PROGRAM

The CRA façade grant program remains one of the most effective tools for encouraging private investment and supporting downtown revitalization. It provides financial assistance for exterior improvements that enhance property appearance, walkability, and the overall character of the district.

In fiscal year 2025, the CRA implemented updates to improve effectiveness and align funding with its strategic vision. The maximum grant was increased to \$50,000 per project, allowing more properties to benefit, and the review cycle moved from monthly to quarterly, enabling staff to prioritize projects based on impact and redevelopment objectives.

Through these efforts, the CRA continues to fulfill its mission of improving the physical and economic conditions of downtown.

Brix

Brix, a popular downtown restaurant loved by locals and convenient for visitors, received the maximum façade grant, allowing it to expand its outdoor patio, accommodate more patrons, and enhance the vibrancy of the surrounding area.

Brix received the maximum façade grant, allowing the restaurant to cover and expand its outdoor patio, accommodate more patrons, and enhance the surrounding area's appearance and vibrancy.



CALM SEAS

CAPE Program

The Community Assisted Policing Effort (CAPE) Program is an innovative public safety initiative implemented within the Jacksonville Beach Downtown CRA district.

The program represents a collaborative partnership between Jacksonville Beach Police Department and the CRA utilizing dedicated funding to provide enhanced policing services within the district.

Through the CAPE program, an officer is assigned exclusively to the district to focus on proactive, community-oriented policing strategies rather than solely reactive law enforcement. This dedicated presence allows for increased visibility, and the ability to build meaningful partnerships with residents, business owners, and visitors.

During FY2025, the CAPE program played a critical role in supporting redevelopment objectives by:

11

**CAPE OFFICERS
FULLY STAFFED
DOWNTOWN**

- Addressed nuisance issues such as trespassing, loitering, public intoxication, and disorderly conduct which can negatively impact local businesses and visitor experience.
- Conducted regular patrols throughout the downtown district to increase officer visibility and deter criminal activity.
- Supported local businesses by educating them on Crime Prevention Through Environmental Design (CPTED) principles.
- Supported business by providing direct points of contact for safety concerns and coordination through holidays and large events.



The CAPE program is a key part of the CRA's redevelopment strategy, boosting public safety, strengthening community ties, and supporting a vibrant, investment-friendly Jacksonville Beach.

COASTAL CANVAS

Public Art & Beautification

Public art continues to serve as a cornerstone of the CRA's efforts to enhance public spaces, celebrate local identity, and create a vibrant sense of place within the redevelopment districts.

During Fiscal Year 2025, the CRA continued implementing the vision outlined in the Public Art Master Plan by prioritizing projects in highly visible public spaces and expanding opportunities for local artists to participate in the program. These efforts help ensure public art remains an intentional and meaningful component of ongoing redevelopment.

Four new murals were awarded in fiscal year 2025, to local artists.



The CRA commissioned two public art pieces at the pier parking lot, one on the dumpster enclosure and one on the public restroom building. These once purely functional structures have been transformed into colorful visual features that enhance the surrounding environment and elevate the overall aesthetic of the downtown district.

The CRA also commissioned murals on other downtown restroom facilities located at 2nd Ave North and Oceanfront Park. The artwork complements the coastal setting and enhances the visitor experience by creating a more inviting environment.

The CRA remains committed to advancing public art as a tool for placemaking, community identity, and economic vitality. With continued guidance from the Public Art Advisory Committee (PAAC), public art will remain an integral part of the city's redevelopment efforts.

During Fiscal Year 2025, the PAAC supported the CRA by:

- Reviewing artist submissions and recommending selections for public art installations
- Providing input on project locations, artistic themes, and materials

Through their dedication and expertise, PAAC members continue to elevate the quality and impact of the Jacksonville Beach CRA Public Art Program.

WAVES ON THE HORIZON

Looking Ahead

As we look ahead into fiscal year 2026, the Jacksonville Beach Community Redevelopment agency remains focused on building upon the strategic investments that continue to strengthen our redevelopment districts. The CRA will continue to emphasize infrastructure improvements, expanded placemaking and public art initiatives, and utilizing targeted incentive programs that support private investment and business growth.

With strong collaboration between the CRA board, City Council, local businesses, and the community, the year ahead represents another wave of opportunity to further elevate the economic vitality and unique character of Jacksonville Beach.

